

Southfield Redevelopment Authority
Board of Directors Meeting
Conservation Commission
Monday, May 23, 2016 @ 7:00pm
Conference Room, SRA Office

Directors Present: William Minahan, Chairman
Patricia O'Leary, Clerk
Ralph Rivkind
Kelli O'Brien-McKinnon
Chris Aiello
Chris Primiano
Robert Rizzi

Directors participating remotely: Lyndsey Kruzer, Vice Chairman

Also Present: Scott Bois, Finance / Treasurer
Jim Young, Land Use Administrator
Tom Murray and Stephan Krall, LStar Team

The Chairman called the meeting to order at 7:00pm and announced that Lyndsey Kruzer requested remote participation. Mr. Minahan completed the remote participation checklist to support Ms. Kruzer's request, and determined that her geographic distance made her physical attendance unreasonably difficult. Ms. Kruzer was contacted using the phone in the conference room @ 7:00pm.

Minutes

VOTED: Motion of Chris Aiello, seconded by Kelli O'Brien-McKinnon to approve the minutes of the Board meeting held on May 9, 2016

Unanimous 8-0 roll call vote to approve, Rivkind, aye, Minahan, aye, Kruzer, aye, O'Brien-McKinnon, aye, Aiello, aye, Primiano, aye, Rizzi, aye, O'Leary, aye

7:00pm PUBLIC HEARING – Abington Major Zoning Revision

VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Chris Aiello to open the Public Hearing on the proposed Major Zoning Revision in the Town of Abington

Unanimous 8-0 roll call vote, Rivkind, aye, Minahan, aye, Kruzer, aye, O'Brien-McKinnon, aye, Aiello, aye, Primiano, aye, Rizzi, aye, O'Leary, aye

The public hearing opened at 7:05pm. Mr. Murray and Mr. Krall presented the proposed zoning changes in the Abington portion of the Southfield project, and LStar's forecasted economic benefits to the Town. The zoning change would establish a Town Center District overlay and a Discovery District overlay in an area currently zoned Golf Course/Open Space and Open Space/Corporation.

Mr. Rivkind was informed that there would be no direct access to Southfield from the Town of Abington.

Mr. Aiello was informed that LStar's current plan proposed up to 150 residential units with a limited

number of school children. Discussion ensued on Abington Emergency access, shared mutual aid with Rockland Fire, Union Street access, and a pending MEPA traffic study. There were no public comments on the proposed major zoning revision in Abington.

VOTED: Motion of Kelli O'Brien-McKinnon, to close the Public Hearing on the proposed major zoning revisions in the Town of Abington

Unanimous 8-0 roll call vote, Rivkind, aye, Minahan, aye, Kruzer, aye, O'Brien-McKinnon, aye, Aiello, aye, Primiano, aye, Rizzi, aye, O'Leary, aye

The Public Hearing closed 7:20pm (and did not require a Board vote)

FY17 Budget – General Fund

The Chairman noted that Carol Karlberg, Chairman of the Advisory Board, was unable to attend the meeting; Mr. Bois provided a brief summary of the Advisory Board's recommendations (presented April 11, 2016), and noted that the Budget would be revisited in the fall in order to set the District tax rate with DOR. Discussion ensued on DDA entitlement fees, Free Cash pledges and Development fees; and also on SRA operation requirements, the Plymouth County Retirement System and insurance costs. A 15% increase in health insurance premiums was noted.

Board Measure 16-021

VOTED: Motion of Chris Aiello, seconded by Kelli O'Brien-McKinnon, that the Southfield Redevelopment Authority raise and appropriate the sum of \$2,158,025 to provide for the operation expenses for fiscal year 2017: BOD \$80,187.50, Administration \$131,100, Finance \$166,000, Legal \$200,000, IT \$50,000, Planning \$232,600, Pensions \$178,825, Maintenance \$32,100, Public Works \$20,400 and Debt \$1,066,812.50

Unanimous 8-0 roll call vote, Rivkind, aye, Minahan, aye, Kruzer, aye, O'Brien-McKinnon, aye, Aiello, aye, Primiano, aye, Rizzi, aye, O'Leary, aye

FY17 Budget - Water/Sewer Enterprise Fund

Mr. Bois reviewed the Enterprise Budget, and the anticipated increase in water demand. Discussion ensued on the water rate structure and the water agreement with the Town of Weymouth due to expire on June 30, 2016. The Board agreed to table the Water/Sewer Budget to the second meeting in June to coincide with Weymouth's intentions regarding Southfield's water supply.

Board Measure 16-022

VOTED: Motion of Lyndsey Kruzer, seconded by Chris Aiello, to table the Water/Sewer Enterprise Budget to a June meeting

Unanimous 8-0 roll call vote, Rivkind, aye, Minahan, aye, Kruzer, aye, O'Brien-McKinnon, aye, Aiello, aye, Primiano, aye, Rizzi, aye, O'Leary, aye

Conservation Commission

Emergency Certificate – TACAN Outfall Drainage Improvement Project

Mr. Young reviewed the permitting process to remove the beaver dam located upstream from the work site. The weir construction is complete, and site restoration will commence as per the project scope.

Board Measure 16-024

VOTED: Motion of Ralph Rivkind, seconded by Chris Aiello, to issue an Emergency Certification allowing the Authority to remove a beaver dam located upstream of the TACAN Outfall Drainage Ditch Improvements Project. All work shall be conducted in accord with the Order of Conditions dated March 10, 2014

Unanimous 8-0 roll call vote, Rivkind, aye, Minahan, aye, Kruzer, aye, O'Brien-McKinnon, aye, Aiello, aye, Primiano, aye, Rizzi, aye, O'Leary, aye

Ms. Kruzer's remote participation was disconnected at 7:48pm and reconnected at 7:55pm

Status Reports

Agreements – Mr. Rivkind updated the Board on the Parkway Extension Agreement with LStar, and the financial guarantees and protections for unforeseen contingencies requested by SRA. Mr. Rivkind offered the Board copies of the most recent draft agreement for their review.

Water/Sewer – Mr. Murray stated LStar planned to meet with Weymouth on water supply; he had no update on the Quincy MWRA water flow test.

Parkway/Navy – Mr. Minahan identified the issues that needed to be resolved by LStar for the transfer of the existing Delahunt Parkway to SRA in order for the State to refinance the loans. Ms. Kruzer will carry on to resolution.

Master Plan – Ms. O'Brien-McKinnon noted next meeting would be June 7th (after Abington town meeting June 6th).

Mr. Bois noted regular conference calls occur on parkway transfer issues, and offered to provide more information to Ms. Kruzer. He also noted ongoing collaboration with MUNICAP on the Town Center Apartments Project, a land deal that intersects a couple of subdivided parcels with special assessment and equivalent units that require reallocation.

Mr. Young noted that two LStar filings for the New Main Street project were received, were under technical review, would be posted to the website, and would have Public Hearings on June 13th.

VOTED: Motion of Robert Rizzi, seconded by Chris Aiello, to adjourn the meeting

Unanimous 8-0 roll call vote, Rivkind, aye, Minahan, aye, Kruzer, aye, O'Brien-McKinnon, aye, Aiello, aye, Primiano, aye, Rizzi, aye, O'Leary, aye

The meeting ended at 8:10pm

Mary Cordeiro, Recording Secretary

William H. Minahan, Jr., Chairman of the Board

Documents reviewed during the meeting:

Presentation – Abington Major Zoning Change

FY17 Budgets

WPA Emergency Certification Form